

**CITY OF PULLMAN**  
**PLANNING COMMISSION**

Regular Meeting Minutes

February 25, 2015

The City of Pullman Planning Commission held a regular meeting at 7:30 p.m. on Wednesday, February 25, 2015, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Dave Gibney presiding.

ROLL CALL:	Present:	Anderson, Carper, Clark, Crow, Gibney, Morris, Vik
	Excused:	Clancy, Crossler
	Staff:	Dickinson, Beckmann

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GIBNEY	Called the meeting to order at 7:30 pm and called roll.
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MOTION	Anderson moved to accept the minutes of the January 28, 2015 Regular Meeting as prepared by staff. Seconded by Cross and passed unanimously.
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**REGULAR BUSINESS**

Conduct a public hearings to review and recommend action on the proposed Whispering Hills West 2.0 Subdivision preliminary plat involving the division of 17.1 acres into 59 lots and public streets to be located west of SW Golden Hills Drive and south of SW Old Wawawai Road on Sunnyside Hill.

Gibney read the public hearing rules of procedure and administered the oath or affirmation for those wishing to provide testimony during the hearing. During qualification, Clark answered in the affirmative for question “a - d” and “f”. When Gibney asked if there was anyone in the audience who wished to disqualify any Commission member, Dickinson requested that Clark recuse himself from this hearing; Clark left the chamber. Nobody in the audience expressed any concerns about the qualifications of Commission members. Gibney asked for the staff report.

**DICKINSON**

Dickinson stated that this hearing involves Whispering Hills West 2.0 Subdivision Preliminary Plat; the applicant is Taylor Engineering, Inc., on behalf of Copper Basin Construction, Inc. The property is located west of SW Golden Hills Drive and south of SW Old Wawawai Road. The proposal is to divide approximately 17.1 acres into 59 lots and public streets for residential development on land zoned R2 Low Density Multi-Family Residential, which allows for single family homes, duplexes, manufactures homes, townhouses, and apartments. He explained that this subdivision proposal is a downsized version of the Whispering Hills West Subdivision preliminary plat presented at the Planning Commission Meeting in March 2014. The applicant is submitting this revision due to

topographical challenges, which dictated changes in the layout. After review, Staff finds it acceptable, subject to the 16 conditions that are outlined in the staff report related to Public Works improvements and issues in regard to subdivision boundaries.

## DISCUSSION

Morris asked Dickinson for the changes in layout of this proposed subdivision compared to the proposal from March 2014. Dickinson responded that the location of certain streets had been adjusted slightly, and a storm water detention pond has been added. This proposal represents about the same number of lots as previously approved.

Vik asked about the comment from the public services department in the staff report related to traffic safety on Old Wawawai Road, and he also asked about the speed limit there. Dickinson replied that the speed limit is 35 m.p.h. He said staff does not feel the comment from public services needs attention at this time but it would like to reassess this concern after subdivision construction and traffic use has been analyzed.

Anderson pointed out that the original Determination of Non-significance was issued on March 2, 2012, and questioned if there was a time limit on a Determination of Non-Significance. Dickinson answered that there is no statute of limitation on the length of time from when an original checklist is submitted to any amendments to that checklist.

## GIBNEY

Called for proponents.

MARK ARONSON  
245 E. Main  
Pullman, WA 99163

Stated that he represents the applicant and explained that the revisions from last year's proposal are modest. He explained that the changes are due to topographical reasons; first, the hillside would not allow for reasonable road grades. Second, exploratory geotechnical work showed twelve feet of top soil in some spots, which is difficult to build a house on. Thus, in future phases of the master plan there will be a reduction in housing units on the preliminary plat. However, this phase of the proposal is almost identical to the original preliminary plat. On the master plan, the extension of Panorama Drive is to show continuity in the future.

Aronson stated the applicant accepts the conditions provided, but asked if the City would consider accepting a cash settlement in regard to Condition No. 7, so that the improvements at Old Wawawai Road and Golden Hills Drive

can happen at one time, in the future. This widening improvement is outside of the applicant's plat, which is why they have this request. The connection of Panorama Drive and Wheat Ridge Drive to Old Wawawai Road are within the project and they fully intend to build those intersections. Dickinson added that Golden Hills Drive is an arterial street that will eventually connect Davis Way to Grand Avenue, which explains the amount of attention paid to improvements on Golden Hills Drive.

GIBNEY

Called for opponents – no response.  
Called for neutral parties – no response.  
Closed the public input portion of the hearing.

MOTION

Anderson moved to approve Findings of Fact Nos. 1-20 for Resolution No. PC-2015-3 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Anderson proposed Finding of Fact No. 21 to state, "At the Planning Commission public hearing on this matter, the applicant requested that staff's original proposed Condition No. 7 be changed to allow for a cash settlement in lieu of constructing the noted improvements." Seconded by Crow and passed unanimously.

MOTION

Vik moved to approve Conclusions Nos. 1-5 as prepared by staff. Seconded by Crow and passed unanimously.

MOTION

Morris moved to amend Condition No. 7 to state "Construct widening improvements on the east side of the intersection of Wawawai Road and Golden Hills Drive, as shown in the Golden Hills Drive Route Study, and as approved by the Public Works Director. In lieu of constructing said improvements, the developer may provide to the city a financial security to assure construction of said improvements; whether or not a financial security can be submitted in this regard shall be at the sole discretion of the public works department." Seconded by Crow and passed unanimously.

MOTION

Anderson moved that the proposed preliminary plat of Whispering Hills West Subdivision 2.0 be forwarded to the City Council with the recommendation for approval, subject to the 16 conditions as prepared by staff, and as amended by the Commission. Seconded by Crow and passed unanimously by roll call vote.

## **REGULAR BUSINESS**

Review for consistency with the Comprehensive Plan a proposed vacation of approximately 60 square feet of the Davis Way right-of-way located north of 230 NW Olsen Street.

Gibney asked for a staff report.

Dickinson stated that on May 20<sup>th</sup>, 2014, the applicant, Margaret Harrington, filed a petition with the City of Pullman to vacate part of the Davis Way right-of-way that is north of her property. Since Davis Way is a State Highway, the City needed the Washington State Department of Transportation's permission before moving forward with the petition. As noted, the Department of Transportation is not opposed to vacating approximately 60 square feet of the right-of-way at this location. This particular portion of right-of-way has never been used for transportation purposes and is 25 feet above the Davis Way road surfaces. Since the Commission reviews street vacations to verify if they are in compliance with the Comprehensive Plan, staff is requesting a ruling from the Commission.

## **MOTION**

Crow moved to find the proposed vacation consistent with the Comprehensive Plan and proposed that it be forwarded to the City Council with a recommendation for approval. Seconded by Anderson and passed unanimously.

## **OTHER BUSINESS**

Dickinson stated that the Consultant Selection Panel came to a conclusion, with final approval dependent upon the decision made by City Council, that David Evans and Associates from Spokane would be the consulting team for the new comprehensive plan. Anderson added that one of the distinguishing factors of this candidate was that they produce technical memos throughout the process summarizing the work being done.

Dickinson also noted that the consultants for the City's Shoreline Master Program have produced a draft of the document, which will be an item for the Planning Commission's review at the March meeting.

## **UPCOMING MEETINGS**

March 25, 2015 Regular Meeting – Morris is excused.

April 22, 2015 Regular Meeting –no conflicts noted.

May 27, 2015 Regular Meeting –no conflicts noted.

## **MOTION**

Crow moved to adjourn the meeting. Seconded by Anderson

and passed unanimously.

**ADJOURNMENT**

The meeting was adjourned at 8:35 pm

ATTEST:

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Chair

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Planning Director

\_\_\_\_\_  
Secretary